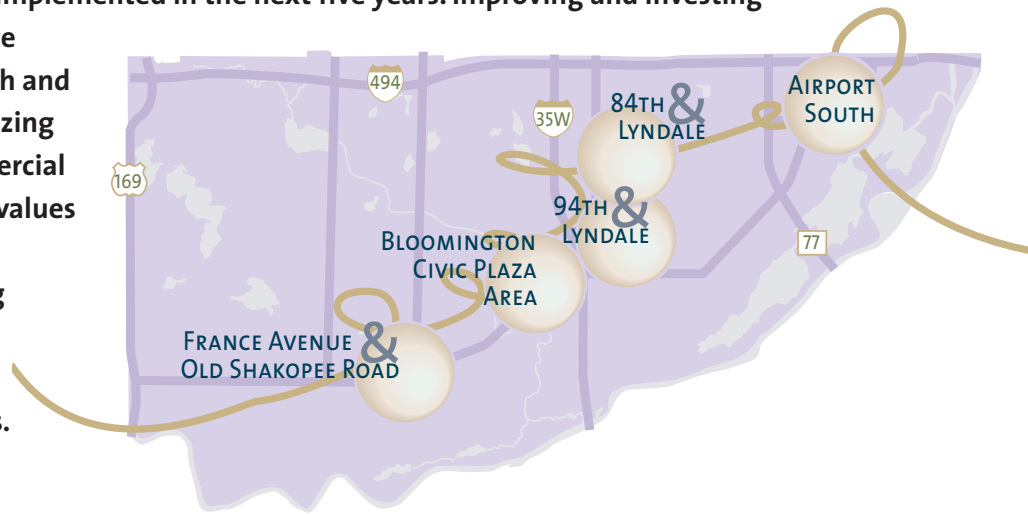




## STRATEGIC MOVES TO REVITALIZE CITY REDEVELOPMENT PRIORITIES ARE CALLED THE “STRING OF PEARLS”

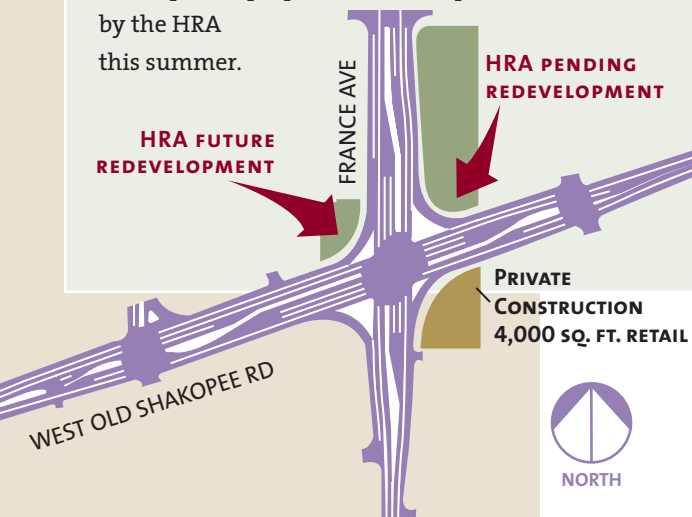
**R**EVITALIZING OUR COMMUNITY REQUIRES STRATEGY. IT BEGINS WITH A well-designed plan. Then, with patience and skill, the moves that guide Bloomington on the path to success are executed.

To renew the community for the long term, the City Council has chosen five top redevelopment priorities for our city called the “String of Pearls” to be implemented in the next five years. Improving and investing in these areas strike the balance between growth and quality of life by revitalizing our community’s commercial areas, increasing home values in the surrounding neighborhoods, offering housing alternatives and maximizing the impact of City resources.



### FRANCE & OLD SHAKOPEE ROAD

Public improvements including street widening, new turn lanes, sidewalks, signals, medians and landscaping are currently underway. A 4,000 square foot retail building was constructed last fall on the southeast quadrant of the intersection. The majority of the remaining properties have been acquired in the northeast corner of the redevelopment site. The Housing and Redevelopment Authority (HRA) held a community open house in May to allow people to see the three development proposals. A developer will be selected by the HRA this summer.



### 94TH & LYNDALE

Construction is underway on Realife’s 96-unit senior cooperative scheduled for completion in August 2004.



### 84TH & LYNDALE

The Housing and Redevelopment Authority, in partnership with United Properties, will construct a new Cub Foods store and 10,000 square foot retail center, 75 to 100 units of senior housing and 50 to 60 townhouses. Construction on the retail portion of the redevelopment began in May.



### BLOOMINGTON CIVIC PLAZA

#### PLANNING FOR OUR COMMUNITY’S FUTURE

City facilities were enhanced to improve customer service and provide the best long-term value to the community. Opened for business in May 2003, Bloomington Civic Plaza houses Police and City administrative functions and a Center for the Arts, including performing and visual arts space. *See photos left.*

The 18-month project, completed on time and within budget, was built from on-hand reserves and existing revenue streams at a total cost of \$38 million without increasing property taxes beyond 2002 levels. Since 1990, the City has been saving money for future facility needs in a Capital Replacement Fund that funded almost 80 percent of costs. Overall, capital expenditures, including all City facilities and equipment, are only five percent of the City’s total budget.

In July, approximately 3,000 people attended a two-day open house at Bloomington Civic Plaza. *See photo left.* Highlights included a dedication and ribbon-cutting ceremony,

performances by fine arts groups, historical displays, Police K-9 and Bomb Squad demonstrations, fire truck and Public Works equipment displays, and tours of the new facility.

Constructing Bloomington Civic Plaza revitalized a highly visible parcel at 98th Street and Old Shakopee Road that opened the door for other redevelopment in the area. For instance, the move freed up the old municipal building site at 2215 West Old Shakopee Road for redevelopment. The seven-acre site situated on Nine Mile Creek will be used for 128 condominiums and 40 townhouses. *See photo right.* The Village on 9 Mile Creek development will be valued around \$50 million, more than six times the value of commercial and industrial property on the site now occupied by Civic Plaza, and will substantially increase the City’s tax base.

